

**MINUTES**  
**City Council Meeting**  
**Monday, March 18, 2019 – 6:00 p.m.**

**Call to Order:** Mayor Bethune called the meeting to order at 6:00 p.m.

**Opening:** Pastor Dale Simmons, Jasper Springs Baptist Church gave the invocation and Mayor Bethune led City Council in the pledge of allegiance to the flag.

**Roll Call**

**Members:** Mayor Bethune presided. **Council Members:** Mayor Pro-tem Bessie Kicklighter, Councilmember Bruce Campbell, Councilmember Marcia Daniel, Councilmember Debbie Ruiz and Councilmember Kimberly Tice. Absent: Councilmember Rosetta Cody.

Upon motion by Councilmember Kicklighter, seconded by Councilmember Campbell, City Council voted unanimously to excuse Councilmember Cody for medical reasons.

**Staff:** Ron Feldner, City Manager; James P. Gerard, City Attorney; Rhonda Ferrell-Bowles, Finance Director/Clerk of Council; Gil Ballard, Chief of Police; Corbin Medeiros, Fire Chief; Kurt Lewis, Assistant Fire Chief; Jackie Jackson, Special Projects Coordinator; and Ben Brengman, IT Director.

**Presentations**

**Life Saving Award:** Mayor Bethune and Chief Ballard presented a Life Saving Award to Police Officer Jennifer Meeks.

**Fire Department Promotions:** Mayor Bethune and Chief Medeiros promoted Lt. Anthony Brannen and Lt. Michelle Johnson to the rank of Captain.

**Information Public Comment:** Mayor Bethune opened the floor to receive public comment from the audience.

Mr. Garrett, 218 Dean Forest Road came forward to address City Council on the old Dean Forest Road rezoning request.

Mayor Bethune said we'll open the public hearing to receive public comment on the rezoning request later in the meeting.

There being no further questions or comments from the audience, Mayor Bethune closed the informal public portion of the meeting.

**Formal Public Comment**

**Garden City Housing Team – Recap 2018 – 2019:** Ms. Sharon Bethune, Co-Chair of the Garden City Housing Team provided an overview of the team's 2018 housing projects and upcoming activities and projects planned for 2019. She thanked all the volunteers and sponsors for their help and support.

## **Public Hearings**

**PC1905, Rezoning Request (Old Dean Forest Road):** Mayor Bethune opened the public hearing to receive public comment on a request by Bob Burdell, applicant, to rezone Lot 2, 2A, and 2B on Old Dean Forest Road from P-C2A to I-1 for desired land use as warehouse operations and truck/trailer parking.

Mr. Terry Coleman, Coleman Company, said I represent the applicant Bob Burdell. The property is located behind the Pilot. The front portion of the property is zoned P-C2A and the back portion is zoned I-1 for lighter industrial. Mr. Burdell is asking for the property to be rezoned to I-1 to develop as warehouse distribution. I would like you all to consider in your decision that the mobile home park is already zoned I-1. Most of the concerns brought up at the Planning Commission meeting were regarding noise and traffic. We have not done a noise study, but I believe the majority of the noise would be in comparison to the noise coming from I-16. A combination of berms and heavy landscaping could be used as a buffer. There was a lot of talk at the Planning Commission about our access to Dean Forest Road. We are asking for the rezoning. We have not put together a site plan yet.

Mayor Bethune said are the warehouses going to be spec warehouses? Mr. Bob Burdell, developer said they will be spec warehouses. He said on the back of the building backing up to the mobile home park there will be a parking lot for employee parking. The parking lot will also serve as a buffer to the park. There will not be a lot of trailer storage onsite.

Councilmember Daniel said how many loading docks? Mr. Coleman said there are approximately 224 spread over the two buildings.

Councilmember Daniel said what are you storing? Mr. Burdell said it will be products from the Ports. We are looking at having good tenants with no hazardous materials being stored onsite.

Councilmember Tice said will you accommodate the 350 foot buffer? Mr. Coleman said we can't do a 350 foot buffer. The mobile home park is already zoned I-1, so it would not require a 350 foot buffer since it is zoned light industrial.

Councilmember Tice said I'm concern about the truck traffic with the children getting on and off the school bus. She asked Chief Ballard his thoughts. Chief Ballard said I don't have enough information right now. The bus loads and unloads on Village Drive. One of my concerns would be the truck and the school bus trying to come out at the same time.

Mr. Jeff Ansley said my construction company borders their property. He said how will they get water to their site?

Ms. Michelle Ansley said how may trucks will there be per day? Trucks line up would create a big problem in the area.

Mr. Coleman said a traffic study will need to be done. The City has sewer and the developer will put in their own water tank, which will have to be permitted through the State. The development will be in the same style as CenterPoint.

There being no further questions of comments, Mayor Bethune closed the public hearing.

**City Council Minutes:** Upon motion by Councilmember Campbell, seconded by Councilmember Kicklighter, City Council voted unanimously to approve the city council minutes dated 3/4/19 and workshop synopsis dated 3/11/19.

**Staff Reports**

Planning Director presented the Planning & Zoning Department's report for the month of February.

City Manager presented the Public Works Department's report for the month of February.

Chief of Police presented the Police Department's report for the month of February.

Fire Chief presented the Fire Department's report for the month of February.

**City Manager's Updates & Announcements:** City Manager said I have not updates or announcements.

**Items for Consideration**

**Resolution, Convention & Visitors Bureau Members Reappointment:** Clerk of Council read the heading of a resolution to reappoint Patt Gunn and Ed Chapman to serve as voting members on the Garden City Convention and Visitors Bureau Authority until their successors are appointed within 45 days of the first meeting of the Mayor and City Council in January 2021.

Upon motion by Councilmember Tice, seconded by Councilmember Ruiz, City Council voted unanimously to adopt the resolution.

**Adjournment:** Upon motion by Councilmember Campbell, seconded by Councilmember Tice, City Council unanimously adjourned the meeting at 7:28 p.m.

*Transcribed and submitted by: Clerk of Council*

*Accepted and approved by: City Council 4/1/19*